

99941

BARGAIN AND SALE DEED

Vol. 1795 Page 12409

KNOW ALL MEN BY THESE PRESENTS, That NELLIE ALVAREZ

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MARVIN W. DUNSTER AND KIM M. DUNSTER, HUSBAND AND WIFE, hereinafter called grantor, hereinafter called grantees, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A tract of land situated in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 south, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1 degree 12' West a distance of 331.4 feet along the section line and North 88 degrees 57' East a distance of 1219.5 feet from the iron axle which marks the quarter corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; and running thence, continuing North 88 degrees 57' East a distance of 60 feet to a point; thence North 1 degree 12' West a distance of 331.35 feet, more or less, to a point on the North line of the S1/2 SW1/4 NW1/4 of said Section 11, thence South 88 degrees 58' West along said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 60 feet to an iron pin; thence South 1 degree 12' East a distance of 331 feet, more or less to the point of beginning.

Subject to: Life Estate

Nellie Alvarez is entitled to reside at 4537 Winter Ave. for the rest of her natural life at no cost. The life estate ceases for the purpose of Peer Project on 12/18/96. The life estate remains valid after this date as per agreement between Nellie Alvarez and Kim and Marvin Dunster. In the event of death, or for some unforeseen reason, Nellie Alvarez becomes rendered incompetent, the life estate (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) becomes invalid.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of April, 1995; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Yellowstone ss.

This instrument was acknowledged before me on April 28, 1995, by MARVIN W. DUNSTER AND KIM M. DUNSTER

This instrument was acknowledged before me on May 2, 1995, by NELLIE ALVAREZ, for

as _____ of _____

My commission expires 1-3-99 Notary Public for Oregon M+

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

Nellie Alvarez
4537 Winter Ave
Klamath Falls, OR 97603
Grantor's Name and Address

Marvin W Dunster & Kim M. Dunster
704 Miles Ave
BILLINGS, MT 99101
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Marvin W Dunster & Kim M Dunster
704 Miles Ave
BILLINGS, MT 99101

Until requested otherwise send all tax statements to (Name, Address, Zip):
MARVIN W Dunster & Kim M Dunster
704 Miles Ave
BILLINGS, MT 99101

SPACE RESERVED
FOR
RECORDER'S USE

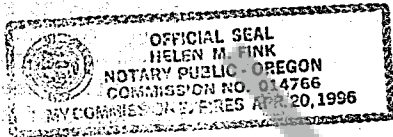
State of Oregon

County of KLAMATH May 2, 19 95

Personally appeared the above named NELLIE ALVAREZ
and acknowledged the foregoing instrument to be HER voluntary act and
deed.

WITNESS My hand and official seal. (seal)

Notary Public for Oregon
My Commission expires: 4/20/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 12th day
of May A.D., 19 95 at 3:03 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 12409.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

ROBERTO TORRES